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## Chapter 2: **Key strategies**

## 2.1: Integrate the community with nature

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Complete and improve the open space network in Delridge in a way that integrates the residential and business environments with natural areas for public access and wildlife habitat.

### Vision

Delridge is a place where the community and the natural environment are integrated. Our open space and natural areas are preserved, interconnected, well maintained, and safe - for wildlife, residents, and children and students who use these spaces as "natural classrooms". We, in partnership with the city, take pride in and provide the stewardship needed to help maintain this natural environment.

Our goal is to complete and improve the open space network in Delridge in a way that integrates the residential and business environments with natural areas for public access and wildlife habitat.

### Goal 1: Ecology

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A community that conserves and protects natural areas within the environment providing a continuing place for wildlife that are representative of the area's ecological heritage.

### Objectives

- Protect natural open space areas, wetlands and drainage corridors, and woodlands that contain prime wildlife habitat characteristics along the Longfellow Creek, Puget Creek, and Duwamish River drainage corridors and valley hillsides from development. Use clustered development patterns, natural area conservancies, and other innovative concepts that conserve or allow, the possible coexistence of natural, open space areas, wetlands, and woodland corridors within or adjacent to Delridge's developed areas.
- Retain and enhance natural flora and fauna within Delridge's urban environment. 'Retain and/or revegetate tree stands and wooded areas, landscaped buffer areas and yards, site and area shrubbery, and other natural and established plantings providing greenery, habitat, visual interest, and relief within Delridge's developed areas. Replant buffer and developed areas with natural landscape materials and settings that reestablish wildlife habitats affected by development constructions.

### Key Recommendations

- Land conservation - identify land that should be preserved for public and/or park uses including vacant land:
  - in the Longfellow and Puget Creek corridors,
  - on the west slope of Puget ridge, the length of the planning area,
  - on the slide prone and steep slopes in the planning area,
  - in the Puget Creek riparian corridor and adjacent watershed, especially along 17th and 19th Avenues right-of-way,
  - in other areas that help establish trail corridors between open spaces, parks, community facilities, and nodes of activity, and

- open spaces that balance areas of high density and/or commercial nodes.
- Land acquisition - identify partners and potential funding for additional preservation actions including:
  - developing a relationship with an existing organization or creating a land trust for the Delridge area, and
  - creating an open space bond initiative or other public funding mechanism for open space preservation.
- Buffer zones - work with DCLU to establish and enforce buffer zones of official or legal standing that are wide enough to maintain and preserve the growth of native plants and materials that perform natural biological functions including buffer zones from steep slopes, wetlands, riparian corridors, and other environmentally sensitive areas.

## **Goal 2: Environmental critical areas**

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A community that maintains a harmonious relationship between the natural environment and urban development.


### **Objectives**

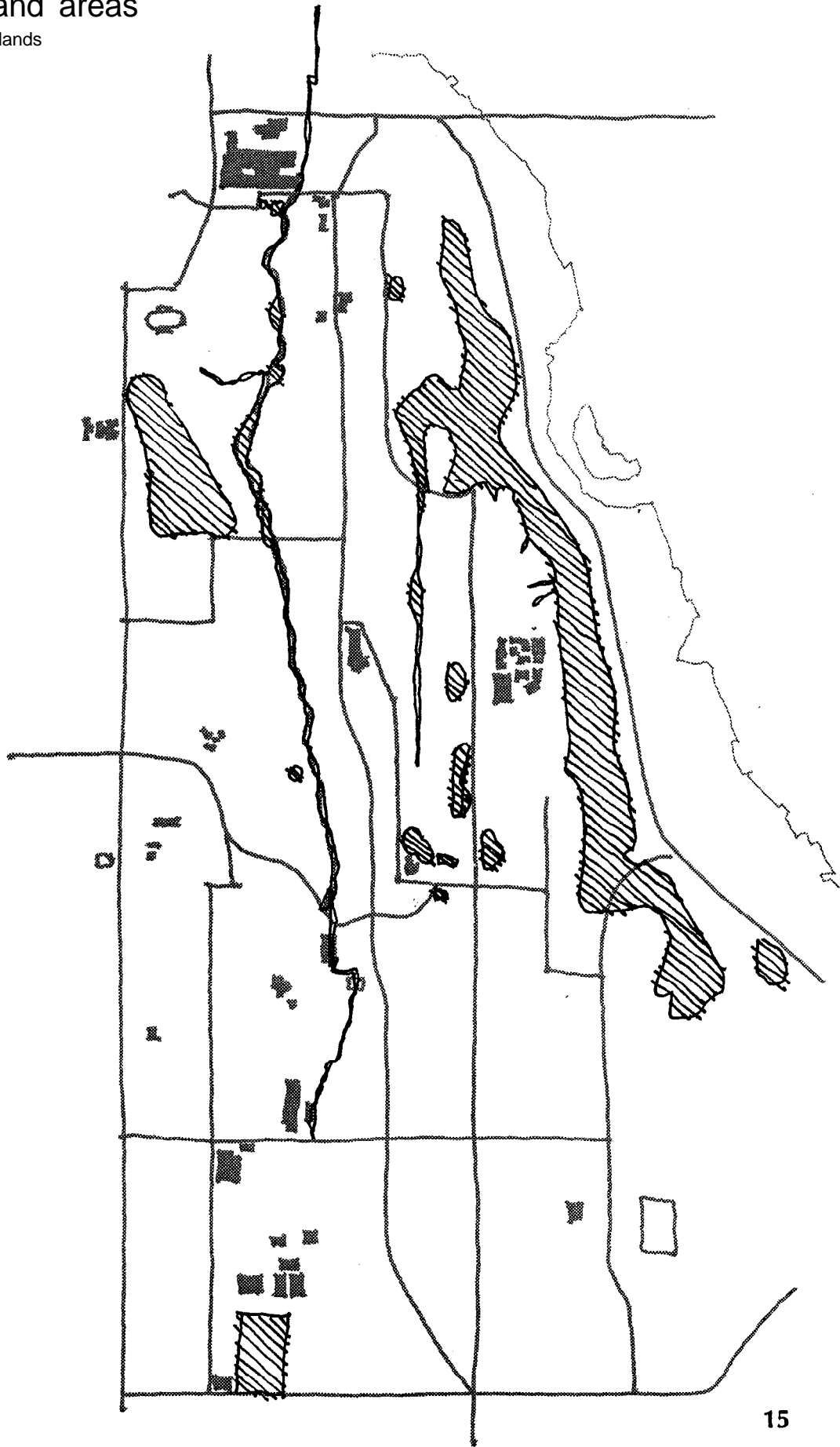
- Protect Longfellow and Puget Creek and other surface tributary collection areas from land use developments or alterations that could alter natural drainage capabilities, contaminate surface water run-off or spoil the natural setting. Maintain buffer zones that are wide enough to maintain and preserve the growth of native plants and materials that perform natural biological functions.
- Protect soils in steep slopes along the Longfellow Creek, Puget Creek, and Duwamish River valleys that are composed of poor compressive materials, or have shallow depths to bedrock, or have impermeable subsurface deposits or that contain other characteristic combinations susceptible to landslide or land slumps.
- Protect soils of moderate to steep slopes along the Longfellow Creek, Puget Creek, and Duwamish River valleys that are composed of soils, ground covers, surface drainage features or other characteristics susceptible to high erosion risks from land use development.

### **Key Recommendations**


- Fund improved and increased enforcement of the Environmentally Critical Areas (ECA) Ordinance including:
  - boundary staking - requiring developers to mark critical area boundaries prior to permit application for city inspection and to maintain throughout construction periods,
  - fines - instituting significant penalties for ECA violations, and
  - notification - increasing notification requirements for projects that could impact ECA.
- DCLU liaison - identify a lead organization to liaison with DCLU for early warning of development in critical areas. Provide the lead organization with

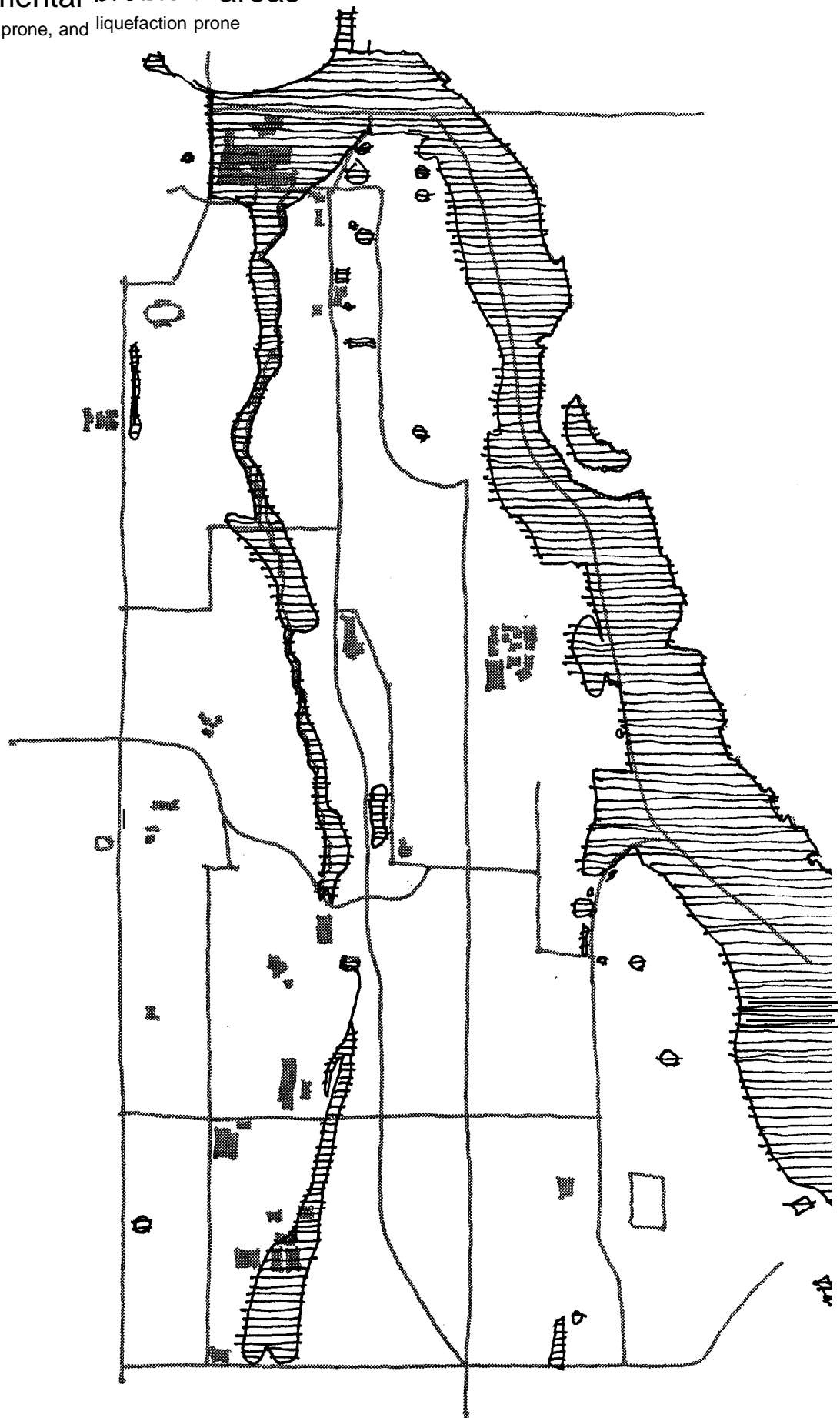
## Wildlife and wetland areas

 Wildlife habitat and wetlands



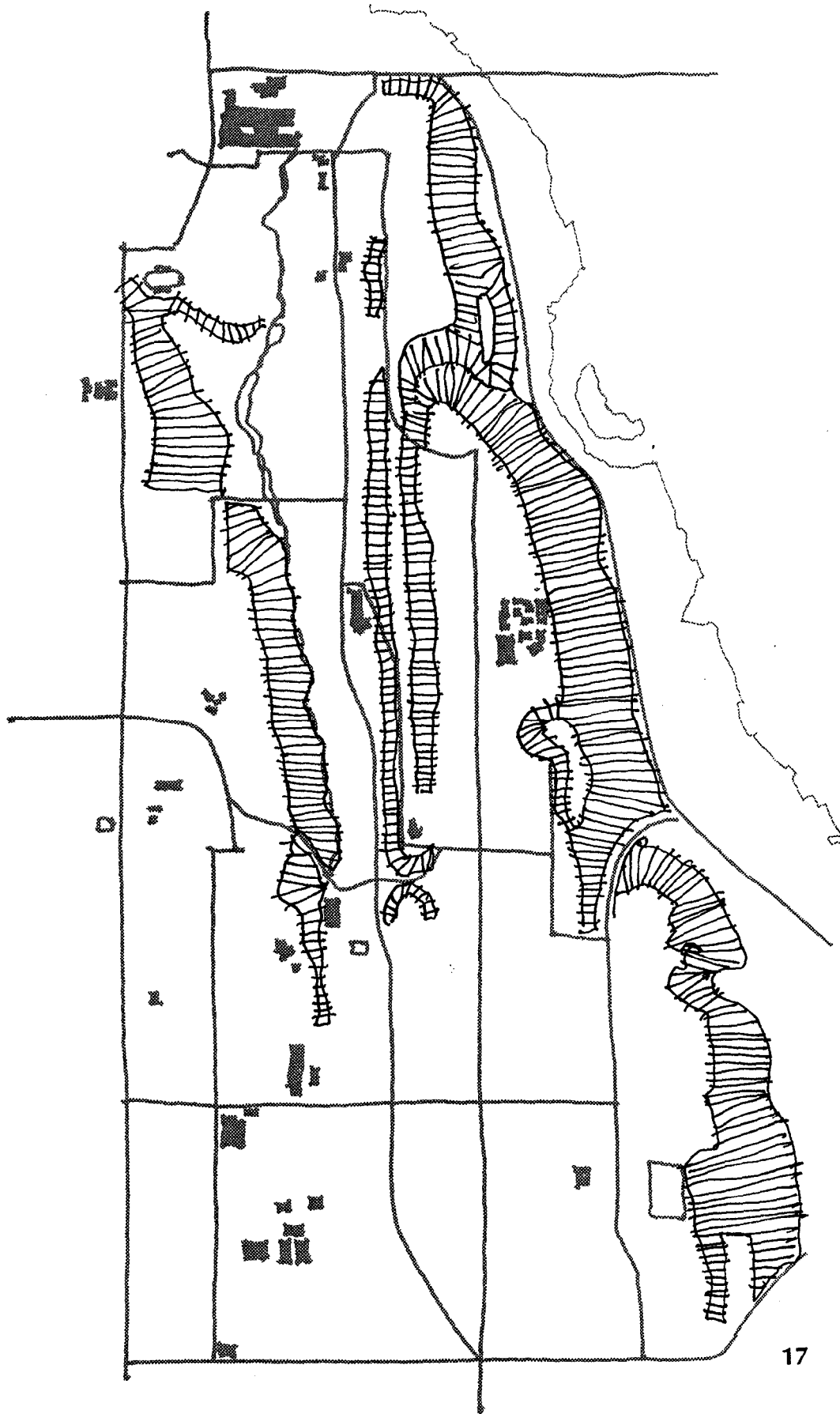
## Potential environmental problem areas

 Known slide areas, flood prone, and liquefaction prone



# Landform

 Topographical contours



training in land use regulations in order to develop an “early warning” system of tracking potential development of key ecologically sensitive and designated ECAs.

- Longfellow Creek Watershed Action Plan – ensure that this plan, designed to protect and enhance Longfellow Creek, is fully implemented.

### **Goal 3: Open space**

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A community that provides a high quality, diversified open space and park system and includes significant environmental opportunity areas and features.

#### **Objectives**

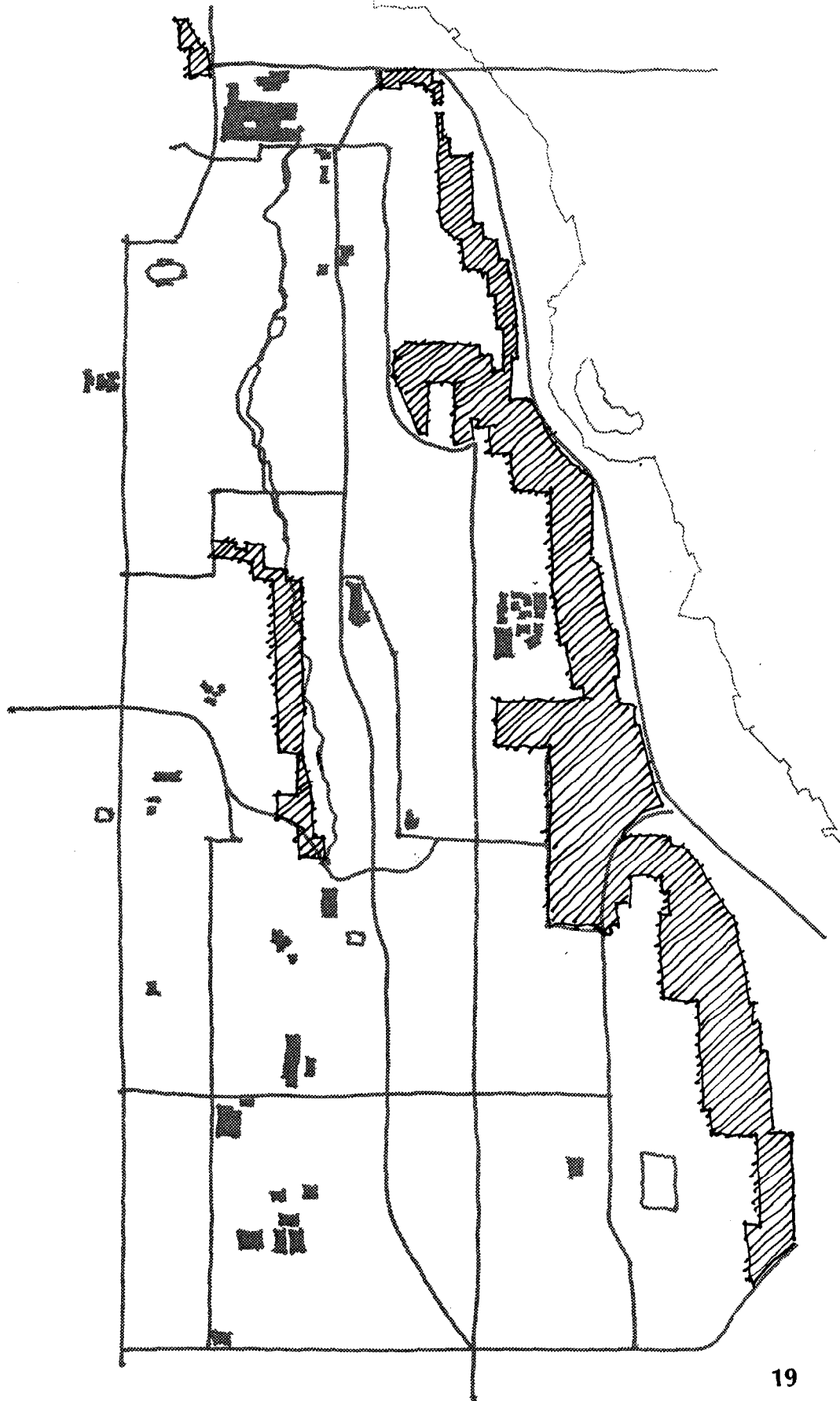
- Preserve and protect significant environmental features for park and open space use including unique wetlands, open spaces, woodlands, shorelines, waterfronts and other characteristics reflecting Delridge’s natural heritage. Acquire, conserve and make accessible the most important environmentally sensitive areas within the Delridge planning area including the Longfellow Creek and Puget Creek corridors.
- Retain as much of the natural landscape as possible in land development projects, including existing trees, site contours, natural drainage features, and other characteristics. Maintain landscaping, particularly along buffer or dividing zones with different land uses, major roads, within parking lots, and other large improved areas
- Protect lands or sites that have unique views or vistas of natural landforms and landmarks, particularly of the Duwamish River valley and Longfellow Creek drainage basin using open space acquisitions, agricultural preservation programs, and other innovative techniques.
- Incorporate interesting manmade environments, structures, activities and areas into the park and open space system to preserve these features and provide a balanced park and recreation experience. Work with property and facility owners to increase public access and utilization of these special features including the University of Washington research laboratories, SSCC Chinese Gardens, and others.

#### **Key Recommendations**

- Coordination - coordinate with city departments and other public agencies to make publicly-owned land available for open space. Consider land swaps (interdepartmental and private/public) with privately owned sites to achieve important preservation and green corridors.
- Public ownership – create a mechanism that will ensure public ownership into perpetuity of all public lands dedicated and/or used for parks and open space purposes.
- Open space dedications/street right-of-ways -work with DCLU and Sea Trans to allow developers to provide less than full street improvements when their projects preserve open space and natural features.

# Greenbelts

 Greenbelts





- Cluster housing - create a cluster housing ordinance, density bonus, and/or overlay zone to conserve sensitive hillside open spaces, especially between 23rd and 21st Avenues along the west slope of Puget Ridge and Pigeon Point, at 26th Avenue along the east facing slope of the West Seattle Greenbelt, and in the West Duwamish Greenbelt.
- Longfellow Creek public access sites - develop public access opportunities along Longfellow Creek specifically at 'fancy, Brandon, and Webster.
- Identify additional open space parcels in the Longfellow Creek Watershed to improve either the public access or wildlife habitat. Improve these sites with appropriate resources.
- P-Patch Gardens - expand and possibly relocate the community p-patch gardens in Puget Boulevard right-of-way between 25th and 26th Avenues to create a focus about Greg Davis Park and Brandon Minipark and to allow development of Puget Boulevard Commons.
- Webster Retention Pond - develop interpretive trail, picnic tables, artwork, and exhibits on the hillside surrounding the pond.
- Community Agricultural Program - develop a coordinated community agriculture program in Delridge as a land use strategy for vacant land.

#### **Goal 4: Nature related parks and recreation**

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A community that provides a high quality, diversified recreation system for all age and interest groups.

#### **Objectives**

- Acquire and preserve additional waterfront access for recreational activities and pursuits particularly along Longfellow and Puget Creeks, and to the Duwamish River.
- Develop recreational facilities for all age groups and recreational interests. Concentrate on picnic, playground, and court activities that provide for the largest number of participants including the new joint use facilities to be developed at New Cooper School.

#### **Key Recommendations**

- Greg Davis Park - complete development of the park.
- West Seattle Youth Golf Course – prior to any acceptance of a development plan, involve the community in the review of the proposal and if acceptable plans move forward, include the community in the development of the property for a youth activities complex possibly including a community meeting, employment, environmental learning, and a mixed use nature/entertainment/clubhouse within the facility improvements.
- Vivian McLean Park - preserve the unopened section of 17th Avenue right-of-way between Juneau and Graham Streets for a community park.

# Parks and public facilities

## Proposed parks and public facilities

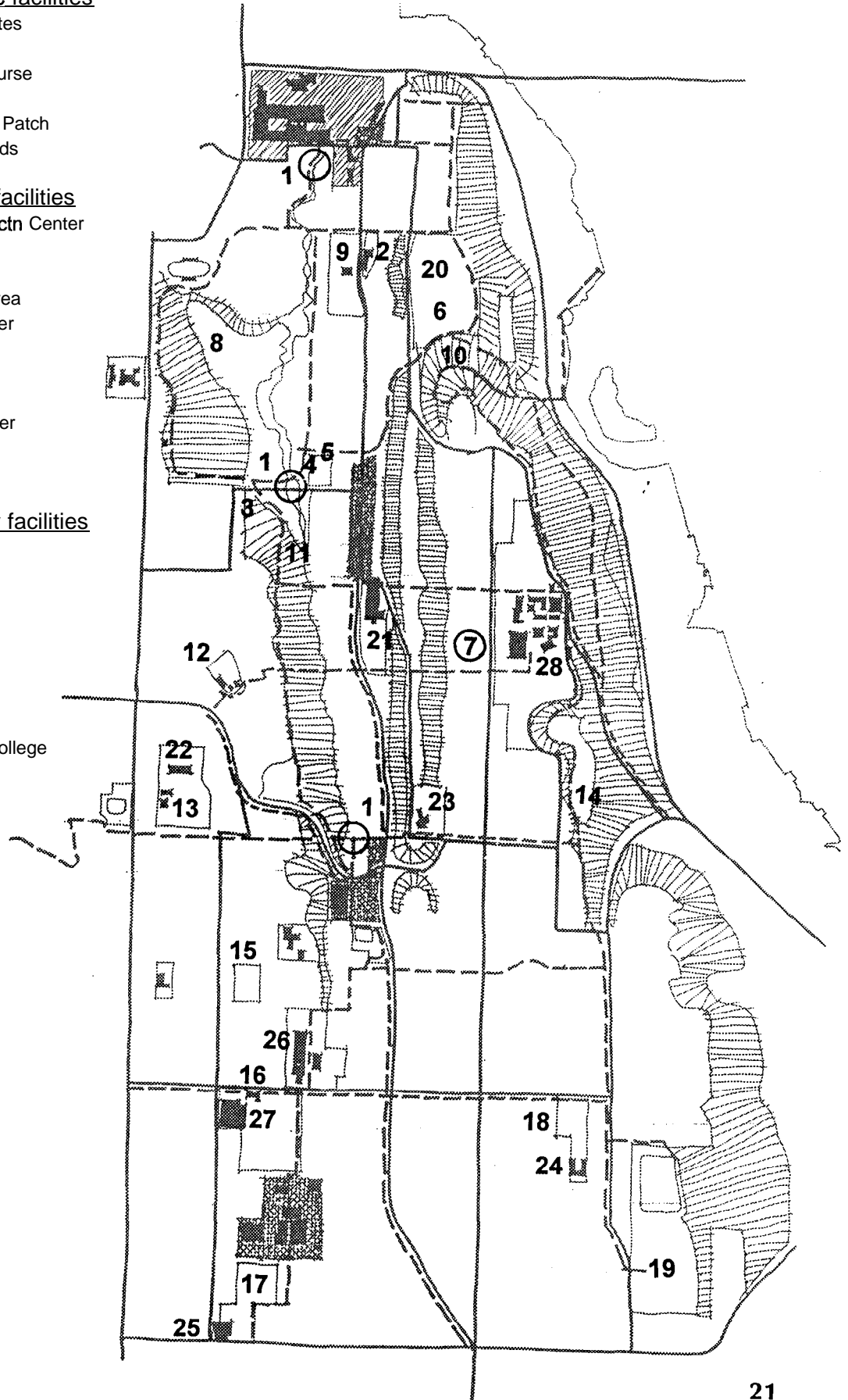
- 1 Longfellow Public Access sites
- 2 Old Cooper School Reuse
- 3 West Seattle Youth Golf Course
- 4 Greg Davis Park
- 5 **Brandon** Mini-Park and Pea Patch
- 6 New Cooper School Playfields
- 7 Vivian McLean Park

## Existina parks and ublic facilities

- 8 West Seattle Golf Course/Rctn Center
- 9 Delridge Community Center
- 10 Puget Park
- 11 Longfellow Creek Natural Area
- 12 High Point Community Center
- 13 High Point Playfield
- 14 Riverview Playfield
- 15 Hughes Playground
- 16 Southwest Community Center
- 17 Roxhill Park
- 18 Cloverdale Playground
- 19 Westcrest Park

## Existing schools and other facilities

- 20 New Cooper Elementary
- 21 **Cooper/Boren** Elementary
- 22 High Point Elementary
- 23 Sanislo Elementary
- 24 White Center Heights
- 25 Roxhill Elementary
- 26 Sealth High School
- 27 Denny Middle School
- 28 South Seattle Community College



- **Brandon Minipark** - develop a neighborhood park with recreational courts, playground, and picnic shelter on **Brandon Street** between 25th and 26th Avenues to provide neighborhood activity complimenting Greg Davis Park.
- **New Cooper Elementary School Playfields** - complete development and operation of joint use school and park facilities at the site of the New Cooper School adjacent to Puget Park.

## **Goal 5: Trails**

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A community that provides a high quality system of multipurpose trails connecting and accessing significant environmental features, public facilities and developed residential areas.

### **Objectives**

- Create a comprehensive system of walking trails providing for recreational hikers and walkers, joggers, casual strollers, and neighborhood residents. Link residential areas to parks and community facilities, schools, business nodes, and transit systems. Extend trails through natural area corridors that will provide a high quality, diverse sampling of Delridge's environmental resources
- Ensure that trails are pedestrian friendly, and safe.

### **Key Recommendations**

- To fully develop a system of trails throughout the planning area, especially the east/west trail segments, the City will need to map the hillclimbs in the area. This mapping will define ownership and responsibility for the maintenance of the hillclimbs. Additionally, this mapping will assist in determining the ownership of utility poles adjacent to the hillclimbs so that a comprehensive lighting design can be accomplished.

#### ***Northkouth segments of a looped trail system:***

- Longfellow Creek North Trail - from Andover to **Brandon**, and Morgan to Sylvan Way.
- Pigeon Point/Puget Park Trail - from Marginal Way to New Cooper School to Puget Boulevard Trail.
- Golf Course Loop Trail - from Longfellow Creek Trail to the Stadium to Greg Davis Park.
- High Point Hillside Trail - from **Brandon** to Sylvan and including a segment along the north side of Sylvan Way.
- Sylvan Way Trail - from High Point Hillside Trail along the north side of Sylvan Way to 24th Avenue.
- Longfellow Creek South Trail - from Kmart south on 24th Avenue to Sealth High School, Middle School, and Community Center, Westwood Town Center, and Roxhill Park.

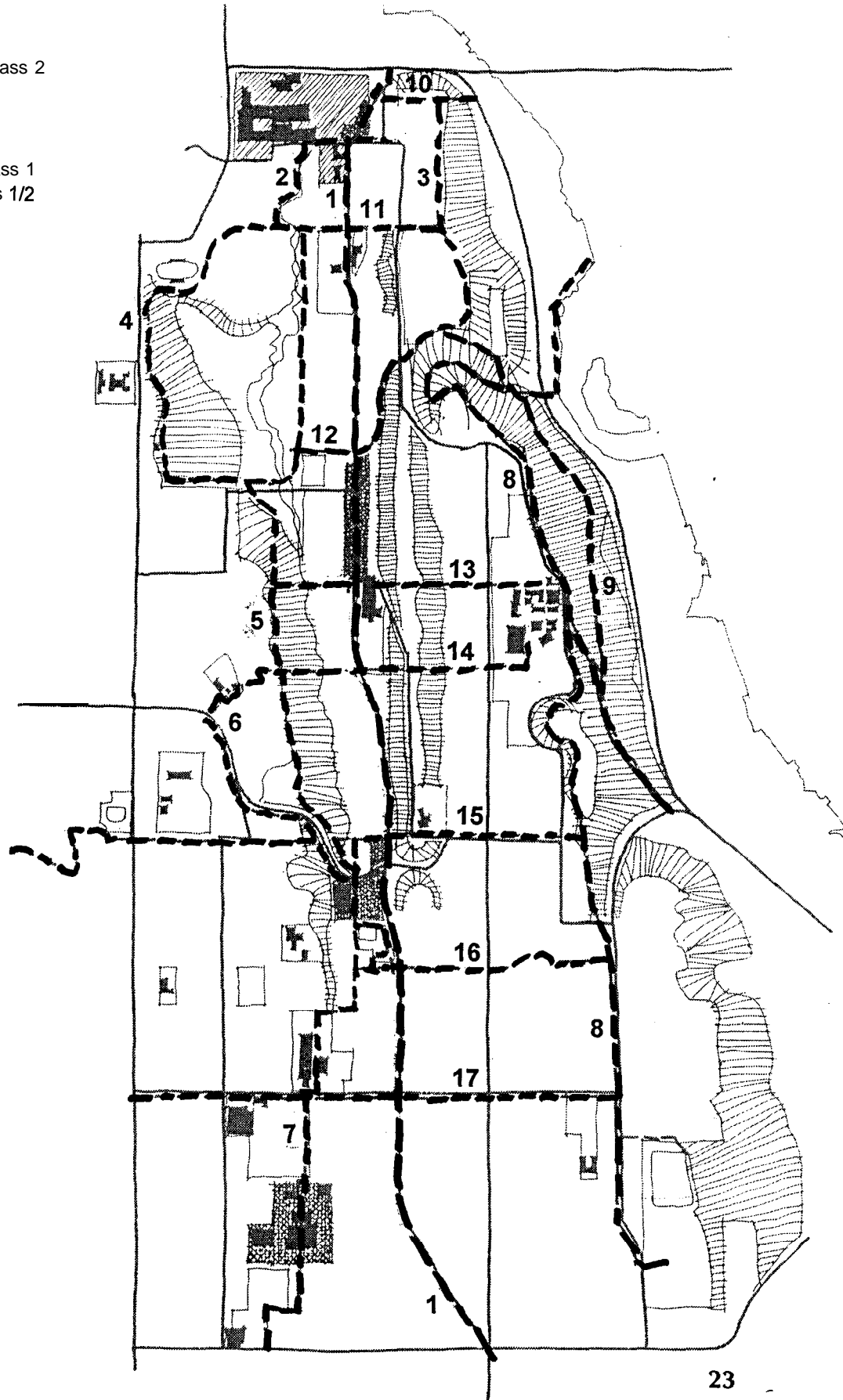
# Walking trails

## North/south

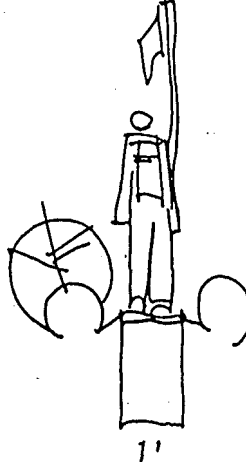
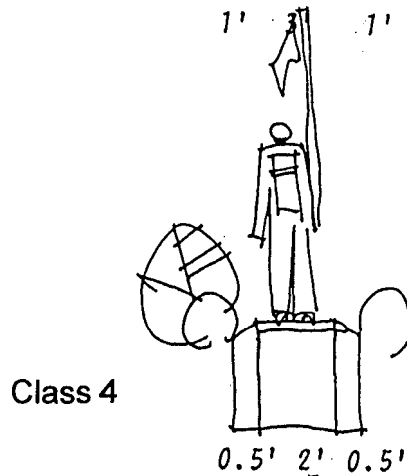
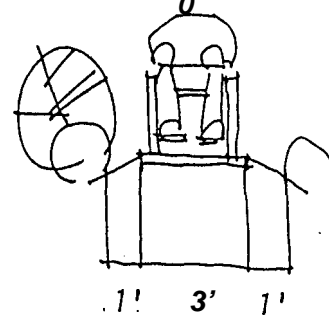
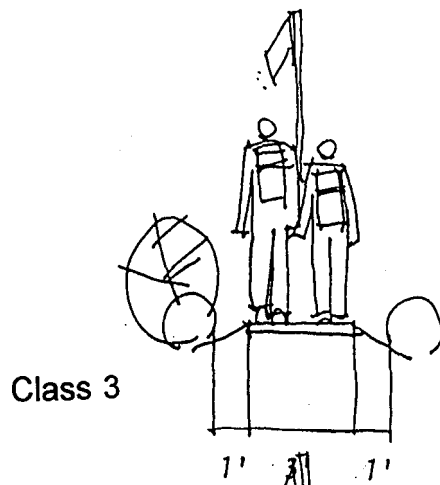
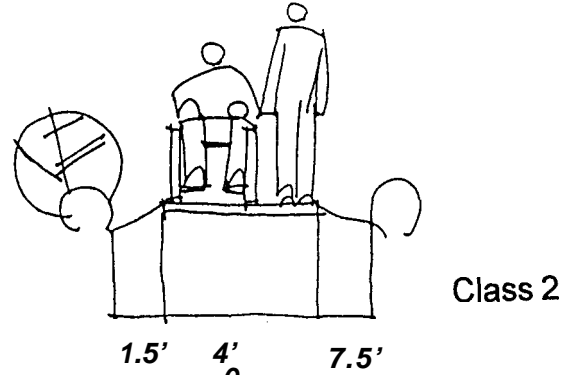
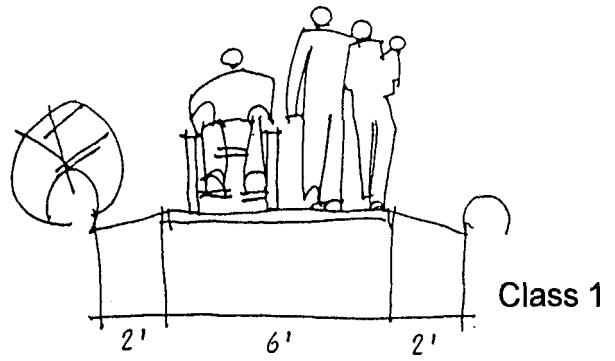
- 1 Delridge Way - Class 1
- 2 Longfellow Creek Trail - Class 1
- 3 Pigeon Point/Puget Park Trail - Class 2
- 4 Golf Course Loop Trail - Class 1
- 5 Highpoint Hillside Trail - Class 2
- 6 Highpoint Trail - Class 1
- 7 Longfellow Creek Trail South - Class 1
- 8 Puget Park/Riverview Trail - Class 1/2
- 9 Duwamish Hillside Trail - Class 2

## East/West

- 10 Charleston Street Trail - Class 1/3
- 11 Genesee Street Trail - Class 1/3
- 12 Puget Boulevard Trail - Class 1/2
- 13 Juneau Street Trail - Class 1/3
- 14 Graham Street Trail - Class 1/3
- 15 Myrtle Street Trail - Class 1/3
- 16 Holden Street Trail - Class 1/3
- 17 Thistle Street Trail - Class 1



# Walking and hiking trails



- Puget Park/Rivet-view Trail - from Duwamish River through Puget Park behind South Seattle Community College (SSCC) to River-view Park to Highland Park Drive.
- Duwamish Hillside Trail - from Highland Park Way along the hillside to Puget Creek.

***East/west segments of a looped trail system:***

- Charleston Street Trail - from Delridge Way to Marginal Way.
- Genesee Street Trail - from Longfellow Creek to 17th Avenue.
- Puget Boulevard Trail - from Greg Davis Park to Duwamish River Trail.
- Juneau Street Trail - from Kenney Street and High Point Hillside Trail to SSCC Chinese Gardens and Puget Creek/Rivet-view Trail.
- Graham Street Trail - from Kenney Street and High Point Hillside Trail to SSCC.
- Myrtle Street Trail - from the water reservoir site on 35th Avenue past High Point Playground and Longfellow Creek Trail past Sanislo School to Riverview Playfield and the Puget Creek/Riverview Trail.
- Holden Street Trail - from Kmart to 9th Avenue/Puget Park/Riverview Trail.
- Thistle Street Trail - from 35th past Sealth High School to 9th Avenue/Puget Park/Rivet-view Trail and Westcrest Park.

## **Goal 6: Environmental Stewardship**


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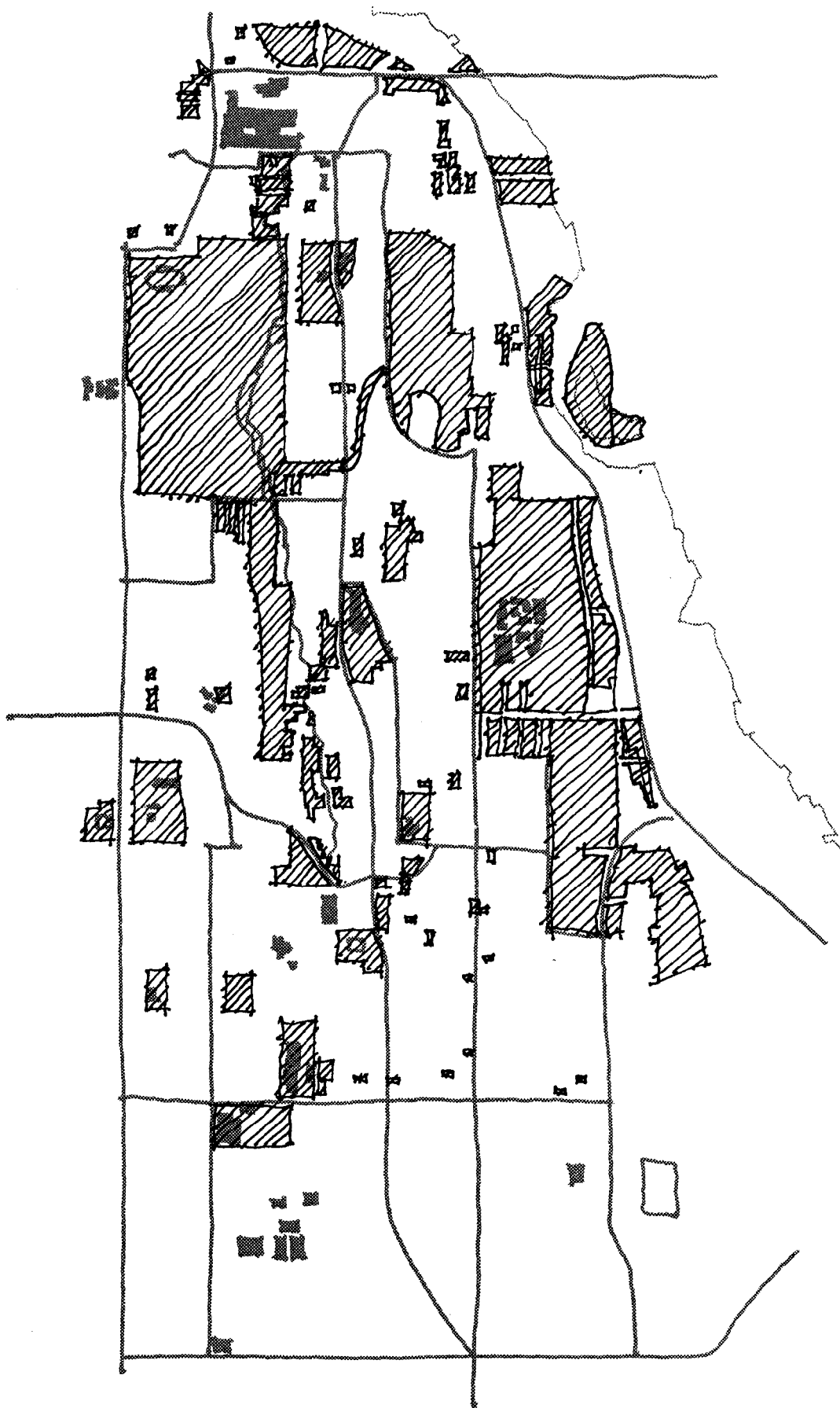
A community that is an active partner with the City and utilizes residents and local community organizations to create effective and efficient methods of acquiring, developing, operating, and maintaining open space, the natural environmental and related facilities.

### **Objectives**

- Design and develop facilities that are of low maintenance and high capacity design to reduce overall facility maintenance and operation requirements and costs. Where appropriate, use low maintenance materials, settings or other value engineering considerations that reduce care requirements and retain natural conditions and experiences.
- Design park and recreational trails and facilities to be accessible to individuals and organized groups of all physical capabilities, skill levels, age, income and activity interests.
- Develop a plan for the stewardship (protection, preservation and enhancement) of open space and wildlife habitat using resources (funding, volunteers, etc.) that are appropriate and available from community organizations, schools, city departments, and others. Develop and maintain a funding program for restoration, clean-up, and maintenance of open space properties.

## Public lands

 Public ownerships



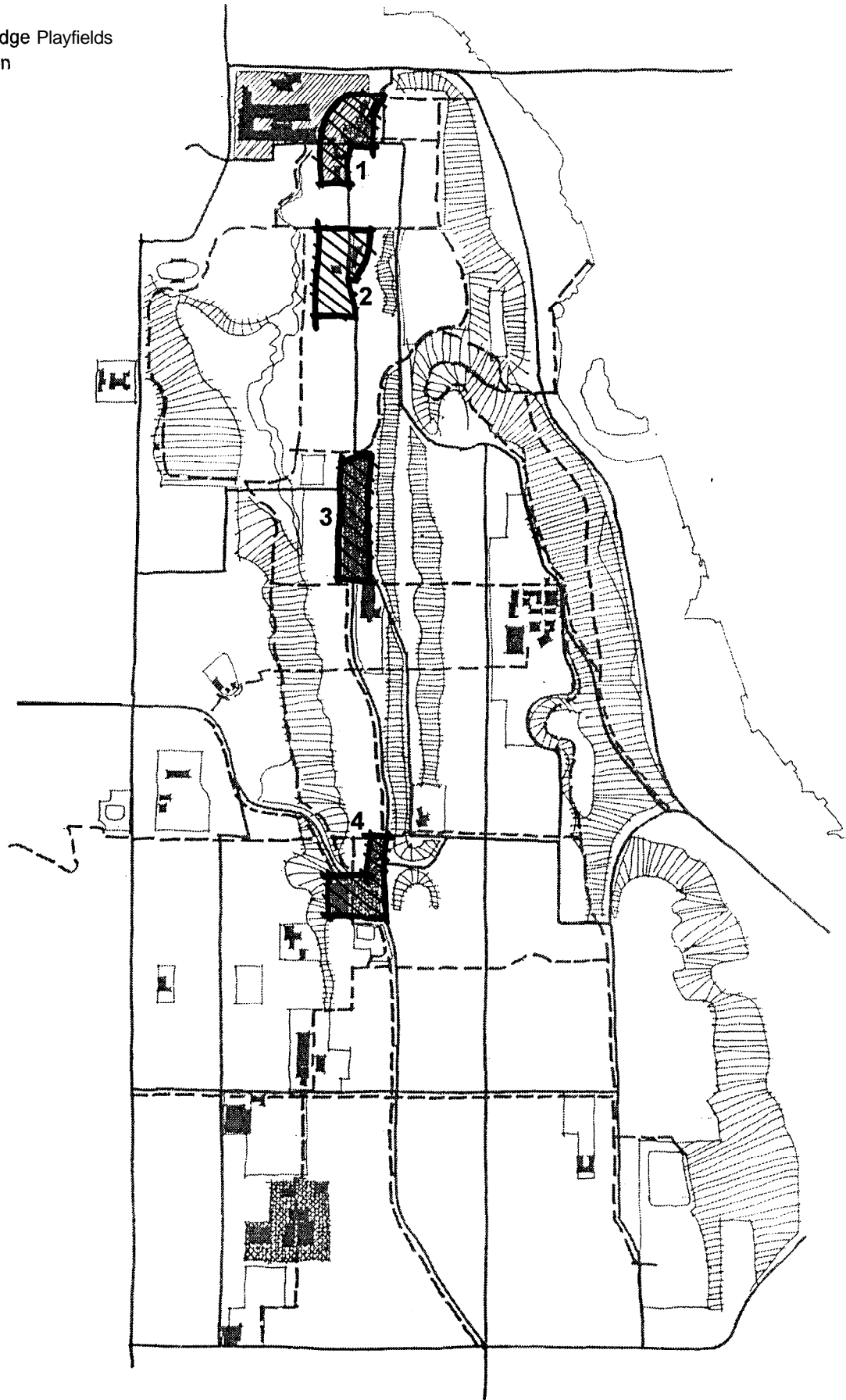
## **Key Recommendations**

- Stewardship organization – create and provide funding for an organization to coordinate public, private, and volunteer environmental stewardship in Delridge and to implement the nature related elements of the Delridge Neighborhood Plan.
- Open space maintenance - fund the Parks Department to maintain and enhance open space using whatever resources that are appropriate and available, including the development of an Adopt-a-Park program, as a year-round youth employment and/or training program, or a stewardship program.
- Longfellow Creek educator/coordinator – fund a full-time position to act as the Longfellow Creek educator and coordinator.



## Concentrated nodes of activity

- 1 North node - Delridge at Andover
- 2 Campus node - Old Cooper/Delridge Playfields
- 3 Center node - Delridge at Brandon
- 4 South node - Delridge at Sylvan



## 2.2: Create concentrated nodes of activity

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### Vision

Our goal is to create a series of activity nodes or centers along Delridge Way clustering commercial, business, entertainment, community, and public facility uses in mixed use structures or arrangements with adjacent or upper story housing opportunities.

These compact, mixed use neighborhood anchors will provide services to residents of adjacent neighborhoods within compact village centers accessible from walkways, park trails, bikeways, transit routes, and local residential streets. By integrating mixed use structures into these neighborhood anchors, housing opportunities will be increased and evening activities will be created, providing a community focus and sustaining neighborhood businesses.

We propose developing four neighborhood anchors along Delridge Way - each area reflecting the unique character of the community surrounding it.

### Objectives

- Locate commercial and mixed use developments on lands that are capable of supporting these uses and/or that pose the fewest environmental risks. Locate these uses away from lands or soils that have severe environmental hazards in the Longfellow Creek and Puget Creek corridors, and along the west facing ridges between 21<sup>st</sup> and 23<sup>rd</sup> Avenues SW.
- Protect lands, sites or improvements that have been held in trust for parks, conservancies, recreation or other open space preserves within Delridge's boundaries including Puget Boulevard, Longfellow Creek, Puget Park and the Puget Creek Watershed, Delridge Playfields, and the West Seattle Golf Course and the West Duwamish Greenbelt. Conserve sites that provide unique open or natural space buffers to more intensive land use such as the sloping terrain between 21<sup>st</sup> and 23<sup>rd</sup> Avenues. Preserve, where possible and desirable, open or natural space features within potential future land development.
- Allow clustering and planned unit residential developments where the objective would be to allow for a variety of housing products, create common open space, and/or conserve significant environmental characteristics of the land like wooded areas, scenic views, wildlife habitat and the like.
- Create a special series of gateway or entryway improvements into the Delridge community using distinctive landscape, furnishings, signage, and artworks. Create special identities for unique districts or places, particularly of the neighborhood anchors along Delridge Way using distinctive and unique pedestrian amenities, streetscape, and other furnishings and designs. Work with property owners to establish standards coordinating informational and advertisement signage, street trees, landscape materials, streetscape furnishings, building materials or styles, even colors, to create visual images that organize the disparate elements of the special districts into cohesive, pleasing identities.
- Protect lands, buildings or other site features that are unique archaeological sites, historic areas, publicly designated landmark districts or buildings. Develop an historical plaque system identifying sites and buildings of interest

in Delridge. Consider establishing special tax incentives or other financial assistance to help with historical building restoration and exhibition costs.

- Assist with special planning and development efforts to reuse older buildings, redevelop vacant properties, and revitalize the businesses within the proposed neighborhood anchors along Delridge Way. Help structure local marketing efforts, physical improvement programs, parking and building improvements, special management organizations, and other actions that will realize revitalization opportunities.
- Help local private groups structure special improvement districts including parking and business improvement authorities, local improvement districts or other programs necessary to the effective revitalization of the proposed neighborhood anchors along Delridge Way. Participate in special public/private economic development ventures when such ventures provide public benefits and are appropriate to Delridge's long range goals.
- Establish a local marketing strategy for businesses in Delridge's neighborhood anchors. Develop a detailed strategy for marketing and promoting the development of Delridge's mixed use development opportunities.
- Improve the transit system to satisfy local travel needs within the Delridge planning area, particularly between residential areas, major commercial and employment districts within the surrounding Seattle and Duwamish River region.
- Develop a pedestrian oriented environment along Delridge Way that integrates adjacent storefront activities with transit, parking, bikeways, and walking areas. Furnish this enhanced pedestrian environment with street trees, landscaping, overhead storefront awnings, benches, trash receptacles, signage, bike racks, artworks, and other furnishings unique to Delridge. Calm traffic on Delridge Way through the nodes of activity using crosswalk curbing extensions, expanded crosswalk markings and paving, median planters, and other devices.

## **Key Recommendations pertaining to all four neighborhood anchors**

### **Traffic and Transportation:**

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#### **Transit Improvements:**

- Transit shelters – install/improve transit shelters with unique lighting, signage, artworks (including student work), and other furnishings at Andover, Genesee, Oregon, Alaska, Brandon, Juneau, 25th, Myrtle, Orchard, and Webster Streets to improve transit access and visual identity. Solve drainage problems at all transit stops and shelters
- West Seattle circulator - create a local circulator or shuttle bus route between Delridge and West Seattle business districts.

#### **Roadway improvements:**

- West Seattle Bridge - solve traffic congestion on the West Seattle Bridge - specifically address:
  - lower and upper Spokane Street to the I-5 on ramp connection, and

- the on-ramp from the West Seattle Bridge to north bound State Route 99.

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#### **Community Design and Amenities:**

- Delridge Way streetscape - modify the existing roadway to provide the following functional and visual enhancements:
  - sidewalks - 42 foot with furniture and trees on both sides of the street through the neighborhood anchors,
  - parking lanes - 8 foot on both sides of the street,
  - bike lanes - 4 foot on both sides of the street including through the intersection crosswalk curb extensions,
  - traffic lanes - 14 foot in both directions (15 foot through the intersections including the bike lane),
  - center turning lane - 12 foot at the intersection (105 foot minimum length accommodating 5-6 cars at a minimum),
  - center median - 7-42 foot with trees, ground cover plantings, and artworks at the gateway intersections,
  - sidewalk curb extensions - 8 foot (through the parking lane) at the intersections to provide 17-18 foot total sidewalk area.

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#### **Land Use and Zoning:**

- Design Guidelines - develop overlay design districts for each neighborhood anchor with guidelines specifying building standards, parking areas, signage, landscaping, and other furnishings to enhance street-front amenities and development potentials including controls over predominantly auto-oriented uses such as gas stations. Design guidelines for each neighborhood anchor that reflect the unique history, character and potential of each node.
- Cluster zoning - see the description under Key Strategy 1.

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#### **Trails and pedestrian movement:**

- Complete trail network – link open space and natural areas to business nodes via system of trails. See description in Nature component.
- Maintain existing hillclimbs – staircases crossing east/west throughout the Delridge valley need to be maintained, and potentially better lit, for the safe movement of pedestrians to and from the nodes.

## North Node

The North neighborhood anchor is located between Charleston and Dakota Streets and serves the Pigeon Hill and Youngstown residential neighborhoods. The node includes historic Youngstown buildings and also serves the hundreds of daytime employees of several major employers including Birmingham Steel, Services Group of America (SGA), and the Washington State Department of Social & Health Services (RSHS). Our goal is to enhance pedestrian improvements and commercial services while facilitating the flow of traffic through the node.

### Key Recommendations

#### Traffic and Transportation:

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##### Transit improvements:

- High Occupancy Vehicle (HOV) - increase transit and HOV capacity northbound on Delridge during peak hours by:
  - restricting parking and designating outside northbound lane on Delridge for HOV use during morning peak commuting hours,
  - installing an early entry traffic signal phase at Andover Street to allow bus traffic to merge with traffic onto the West Seattle bridge.
- Park-n-ride - develop a facility at Andover to increase transit ridership before entering the Spokane Street Bridge.

##### Install/modify traffic signals to allow:

- Left-turn eastbound - onto Andover Street from Delridge Way.

##### Construct turn lanes:

- Right-turn only - onto Delridge Way northbound from Andover Street.
- Left-turn only - onto Andover Street westbound from Delridge Way.

##### Roadway improvements:

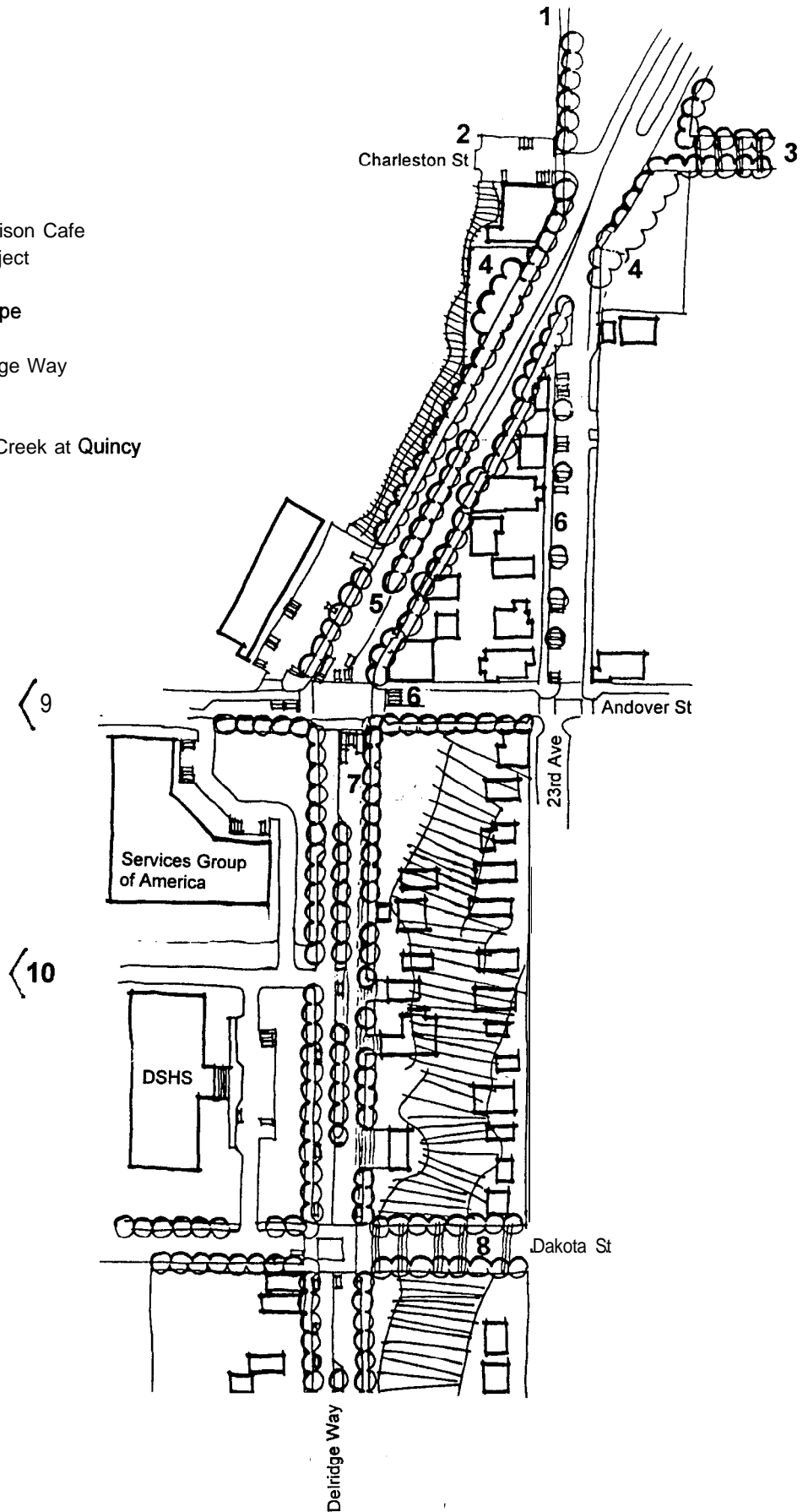
- Charleston Street - with property owner participation, resolve ownership and remove the barricade to allow access with parking from Madison Cafe westbound; and designate right-turn only onto Delridge Way from eastbound Charleston Street and parking area.
- 23rd Avenue - with property owner participation, study and resolve the traffic conflicts resulting from commuter traffic cutting through this residential street to "short cut" Delridge Way onto the West Seattle Bridge.
- Delridge Way parking pockets -with property owner participation during redevelopment, construct some parallel parking pockets on the east side of Delridge Way north of Genesee Street to 23rd Avenue to accommodate adjacent mixed use residential/commercial buildings and alleviate on-street parking conflicts during the proposed morning peak hour HOV lane designation.

# North Node

## Delridge Way @ Andover

### Proposed improvements

- 1 Walkway to Spokane St
- 2 Charleston St extension at Madison Cafe
- 3 Charleston St hillclimb/park project
- 4 Delridge gateways
- 5 Delridge Way median/streetscape
- 6 Right turn lane from Andover
- 7 HOV lane northbound on Delridge Way
- 8 Dakota St hillclimb/park
- 9 Park-n-ride on Andover
- 10 Millennium park on Longfellow Creek at Quincy



**Other traffic actions:**

- Birmingham Steel truck traffic - encourage/support Birmingham Steel's move to rail versus truck transport.

**Land Use and Zoning:**

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- With property owner and neighborhood participation, study various methods including alternative zoning, to facilitate the redevelopment of the triangle bounded by Andover Street, Delridge Way, and 23rd Avenue to promote the development of a mixed use neighborhood anchor.
- Rezone the east side of Delridge Way between Dakota Street and Andover Street to NC1-40 (mixed use residential and business) to promote the development of a mixed use neighborhood anchor.

**Community Design and Amenities:**

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- Acquire and develop entry gateway park improvements with signage, artworks, landscaping, and other unique identity furnishings south of Madison Cafe on the west, and 23rd Avenue on the east shoulders of Delridge Way.
- Landscape and improve the existing sidewalk from the west side of Delridge Way at Madison Cafe north to Spokane Street to increase visual identity.
- Develop new hillclimb and park improvements to improve pedestrian access and visual amenity at:
  - Charleston Street - eastbound right-of-way, and
  - Dakota Street - eastbound right-of-way.
- Develop a scenic overlook of Birmingham Steel and other north node features with interpretive exhibits on Pigeon Point and the Charleston Street hillclimb.

**Other Key Actions:**

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- Increase commercial services for the daytime population and adjacent neighborhood residents by:
  - developing live/work opportunities to increase daytime employment and minimize commuting traffic requirements'
  - developing additional commercial space and business activities to provide convenience services to daytime workers and adjacent neighborhood residents, based on
  - performing a market survey of residents and daytime employees at Birmingham Steel, Services Group of America, and DSHS to determine the needs, wants, and desires for additional commercial and business services.
- Recruitment an owner/user is consistent with the clean/green elements of Delridge to develop the vacant industrial buffer site at 28<sup>th</sup> and Andover.

## Campus Node

The Campus node is located between Genesee and Alaska Streets including Old Cooper School, the Delridge Community Center and Playfields, and Southwest Youth and Family Services. Our goal is to improve this community campus by expanding the resources available from the preservation and redevelopment of Old Cooper School and by coordinating, expanding and improving programs between these agencies.

### Key Recommendations

#### Traffic and Transportation:

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##### Construct turn lanes:

- Right-turn only - onto Delridge Way northbound from Oregon Street.

##### Roadway improvements:

- Cooper School – Study alternatives and implement improvements for the intersection of SW Genesee St and Delridge Way SW which include a new access road one-way through the Old Cooper School property.
- SW Oregon St - expand the pavement and shoulders, and construct a sidewalk and drainage improvements in the SW Oregon/21<sup>st</sup>/Dawson St corridor to improve roadway operating conditions and pedestrian access to the facilities in the node

#### Community Design and Amenities:

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- Hillclimb - expand the walkway and develop a hillclimb and park improvement to improve pedestrian access and visual amenity at Genesee Street in the eastbound right-of-way.

#### Redevelopment opportunities:

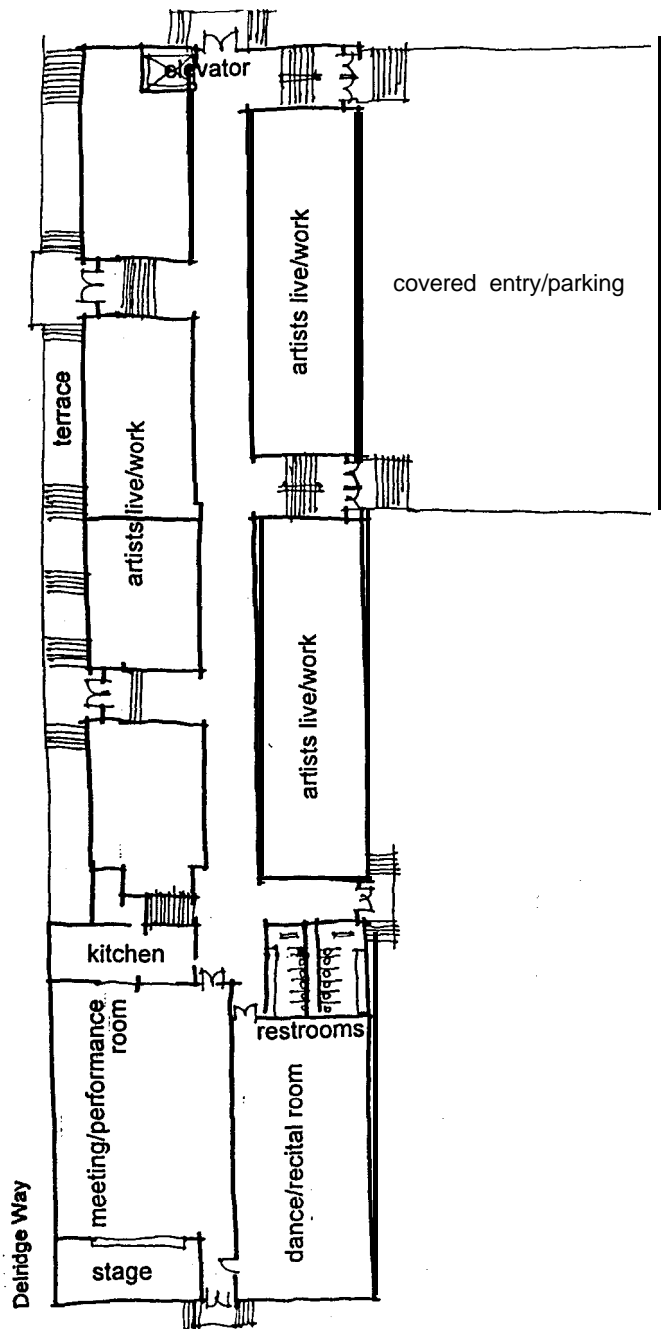
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- Old Cooper School – Support the utilization of early implementation funds by the Delridge Neighborhoods Development Association (DNDA) to create a redevelopment plan for the Old Cooper School. Include: convening of the School Use Advisory Committee (SUAC) to rezone the property, work with the Seattle School District and the City of Seattle to effect the transfer of the property, and conserve this important community landmark for public use including the following options:
  - cultural activities - in the original ground floor stage and training rooms,
  - suitable commercial and entertainment uses - in the original ground floor stage, classroom, and instructions spaces,
  - artist live/work gallery and living spaces - on lower and/or upper floors,
  - affordable housing - for non-family households, and
  - artworks and murals - on the building foundation walls and surfaces facing onto Delridge Way.

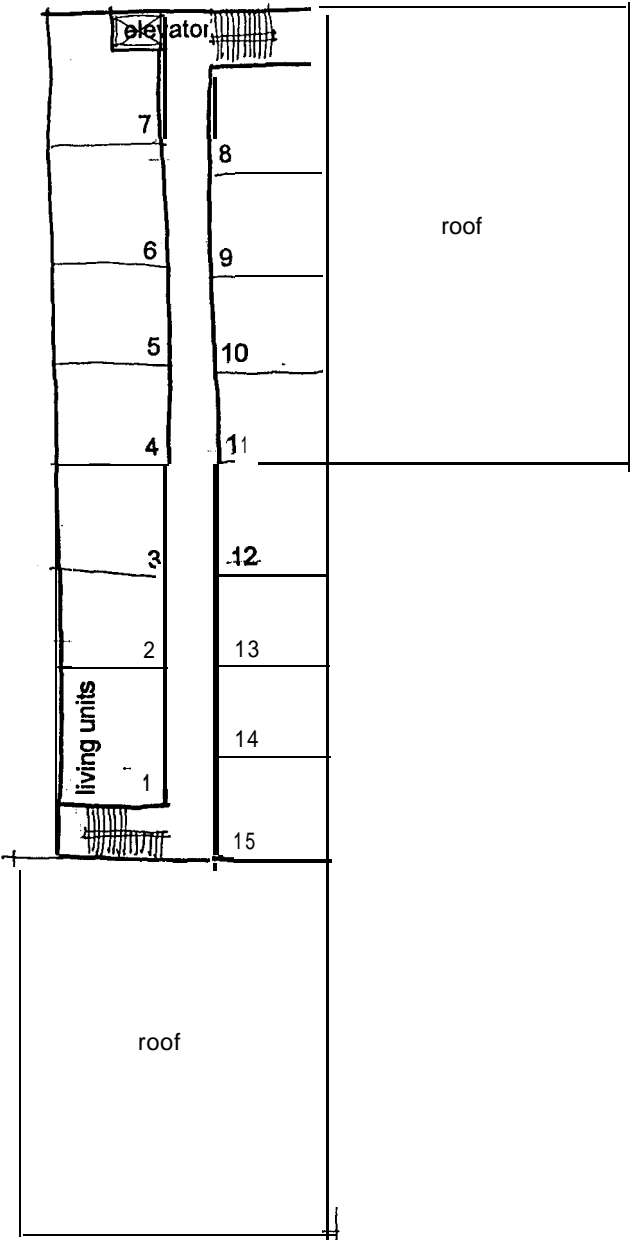


Old-Cooper School Reuse Options

Ground floor



2nd/3rd floors

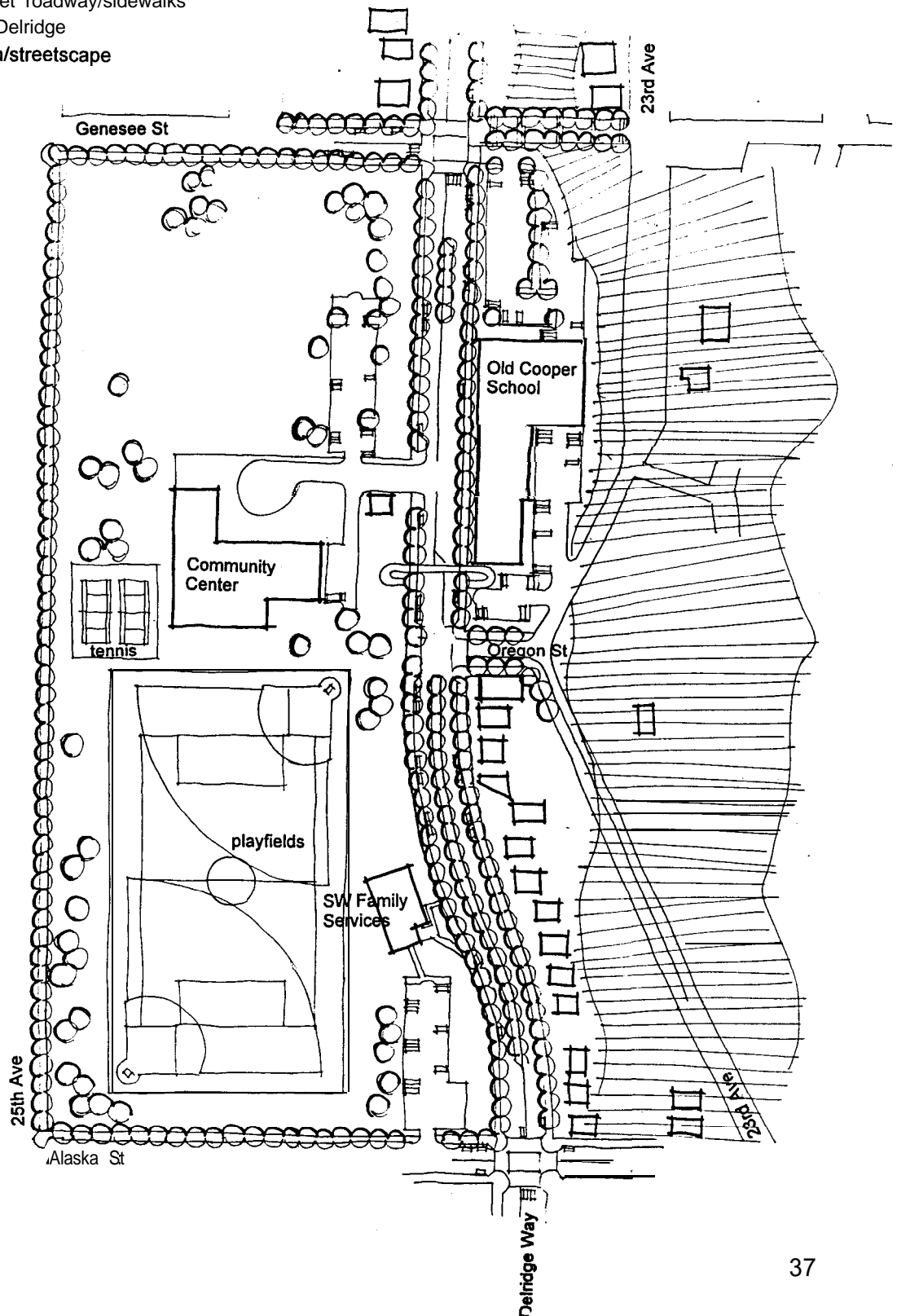


# Campus Node

## Delridge Way @ Oregon

### Proposed improvements

- 1 Traffic signal at Genesee Street
- 2 Genesee Street hillclimb/park project
- 3 One-way access road to Old Cooper School
- 4 Reuse of Old Cooper School
- 5 Oregon/Dawson Street roadway/sidewalks
- 6 Right turn lane onto Delridge
- 7 Delridge Way median/streetscape



## Central Node

The Central node is between Puget Boulevard and Juneau Street including JCI, DNDA's Brandon Court Project, various commercial and industrial buildings and businesses, and the Cooper-Boren School. The goal is to improve this neighborhood anchor to serve as the "village commercial district" for the Puget Ridge, Cottage Grove neighborhoods, Cooper/Boren elementary school, and existing neighborhood businesses.

### Key Recommendations

#### Traffic and Transportation:

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##### Roadway improvements:

- Snake Hill (Brandon Street) - expand the pavement and shoulders, and develop a sidewalk on one side of Brandon Street to improve roadway operating conditions and pedestrian access.
- Croft Place - expand the pavement and shoulders, and construct a sidewalk on one side of Croft Place to improve roadway operating conditions and pedestrian access to Boren/Cooper School.

#### Land Use and Zoning:

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- Remove the RC overlay on Delridge Way frontage properties between Puget Boulevard and Hudson Street to prevent commercial sprawl and focus development potential within the boundaries of the neighborhood anchor.
- Rezone the frontage properties on the south end of Delridge Way at Juneau Street to NCI-40 to focus commercial development opportunities within the boundaries of the neighborhood anchor.
- Rezone the frontage properties on Brandon and Findlay Streets to allow development of duplex, triplex and cottage housing as a transition and support to the development of the neighborhood anchor.
- With property owner and neighborhood participation, study various methods including alternative zoning, to facilitate the redevelopment of the JCI site so that this sizable concrete structure can be an economic development asset that complements the plans for the neighborhood anchor.

#### Community Design and Amenities:

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- Develop a public parking/plaza area with trees, landscaping, unique artworks, and other furnishings in the Puget Boulevard right-of-way on the west side of Delridge Way to provide space for a farmers market and other celebrations - and to support parking for the adjacent church, local businesses, and potential civic facilities such as the proposed branch library.
- Extend curbs, expand sidewalks, improve crosswalks, install furnishings, street trees, signage, and artworks to create major gateway definitions on Delridge Way at Puget Boulevard, Brandon, Findlay, and Juneau Streets.

- Develop hillclimb and park improvements to improve pedestrian activity and visual amenities at:
  - Brandon Street - west and eastbound right-of-way, and
  - Juneau Street - eastbound right-of-way.

#### **Redevelopment Opportunities:**

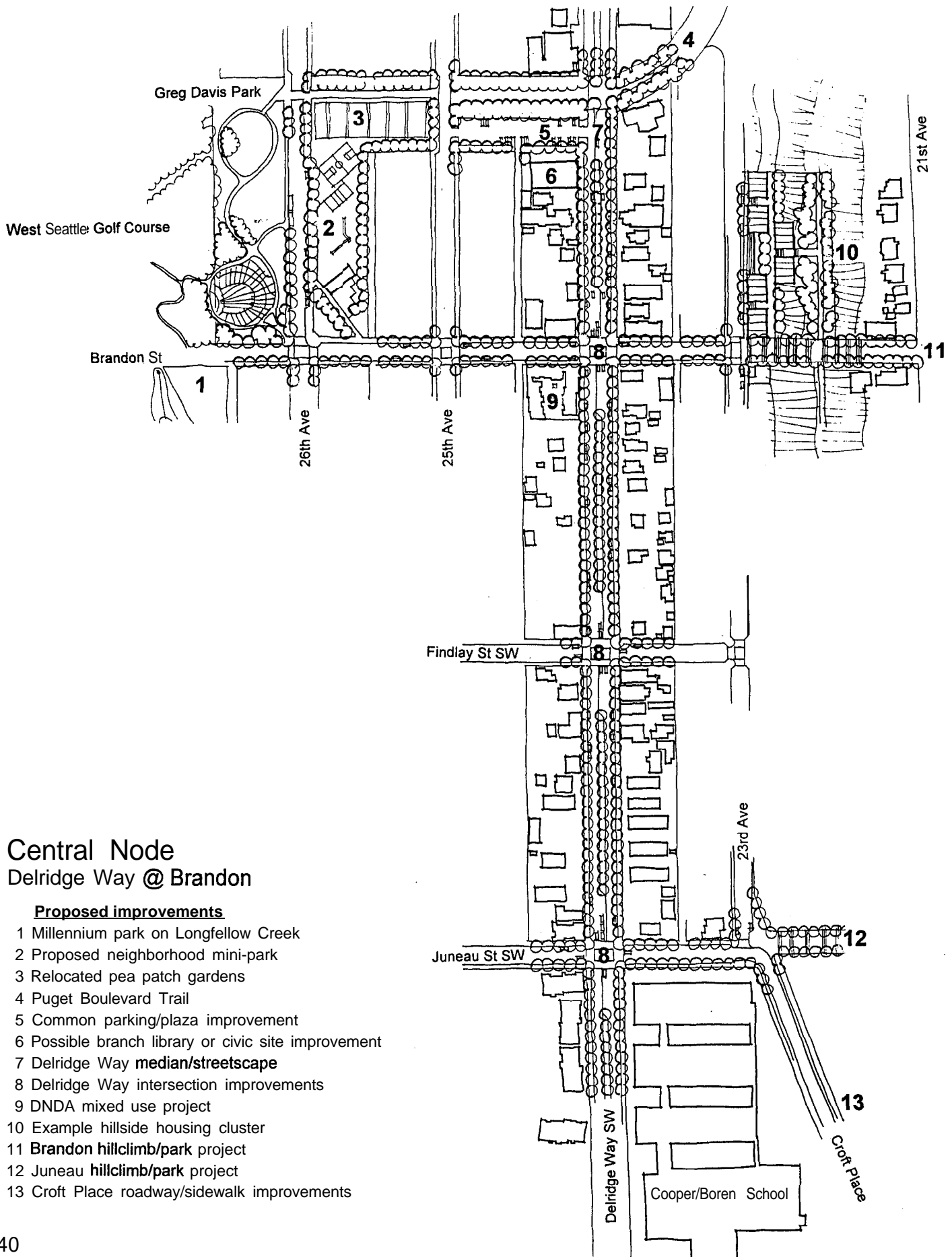
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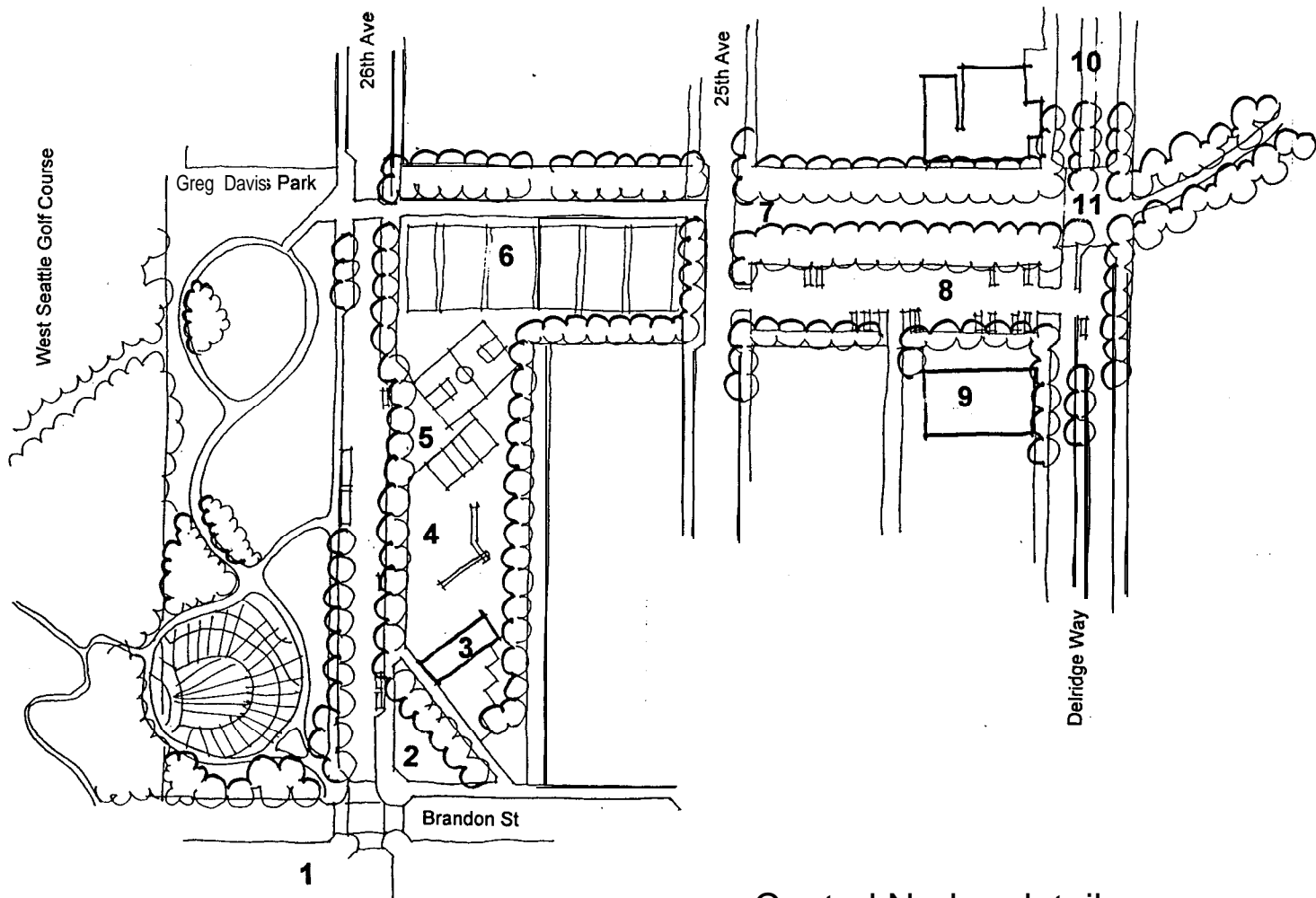
- Support development by Delridge Neighborhood Development Association (DNDA) of the mixed use housing and retail project on the southwest corner of Delridge Way and Brandon Street
- Develop the new branch library within the Central neighborhood anchor, preferably fronting on Delridge Way SW.
- Relocate the Southwest Neighborhood Service Center within the node to increase public access and support development opportunities.

#### **Other Key Actions**

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- Business recruitment - for neighborhood resident services including:
  - specialty stores - foods, bakery, espresso, and flower shops,
  - services - personal and health care,
  - offices - including professional,
  - industrial - including small scale, environmentally "clean" manufacturing and cottage industries.





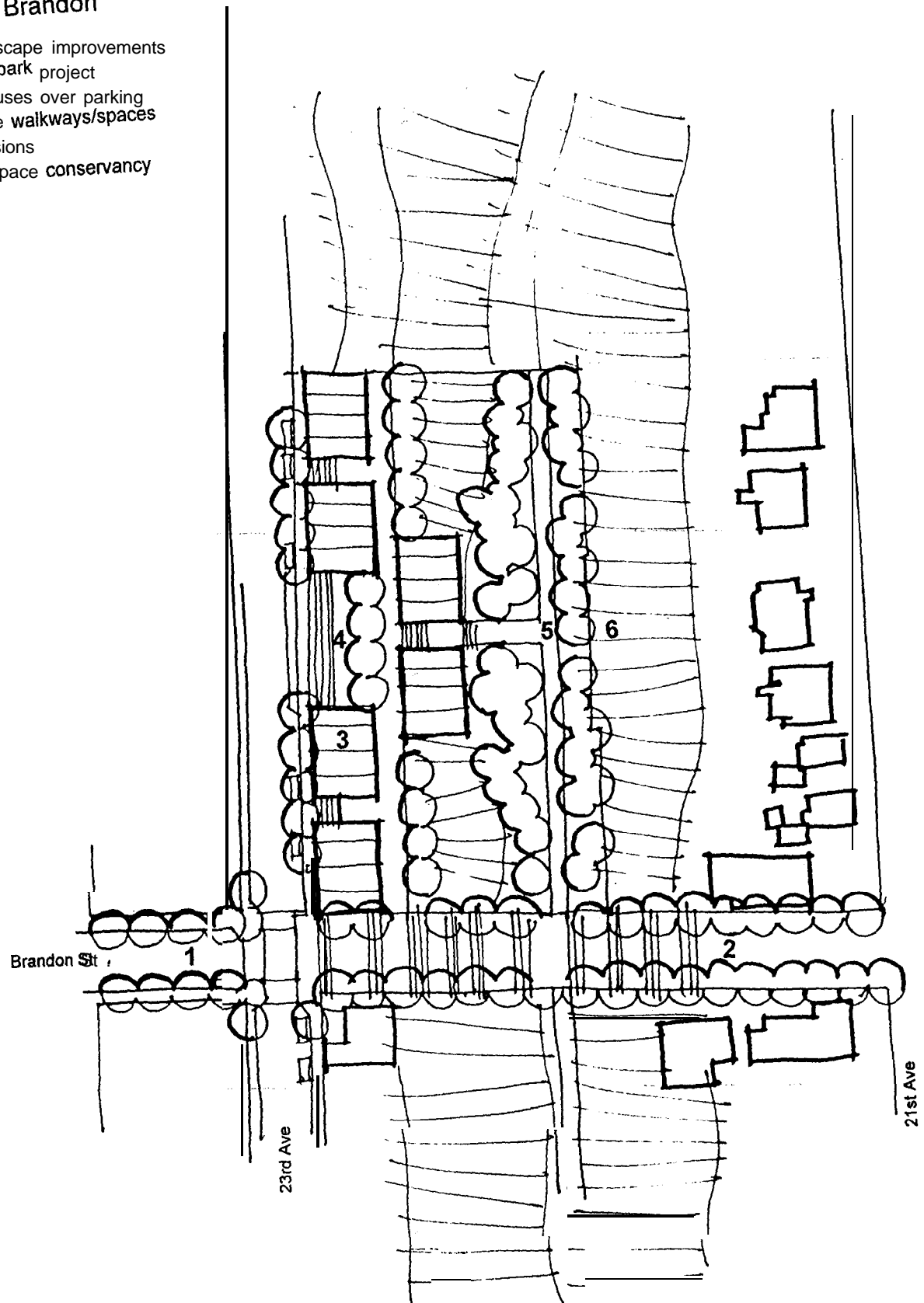
## Central Node - detail Delridge Way @ Brandon

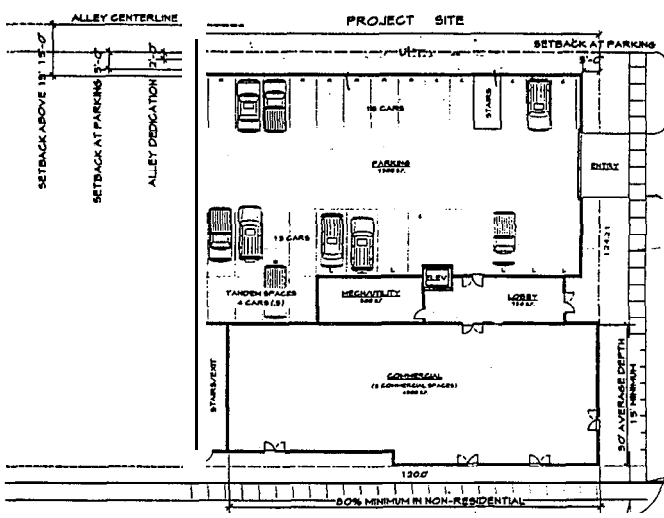
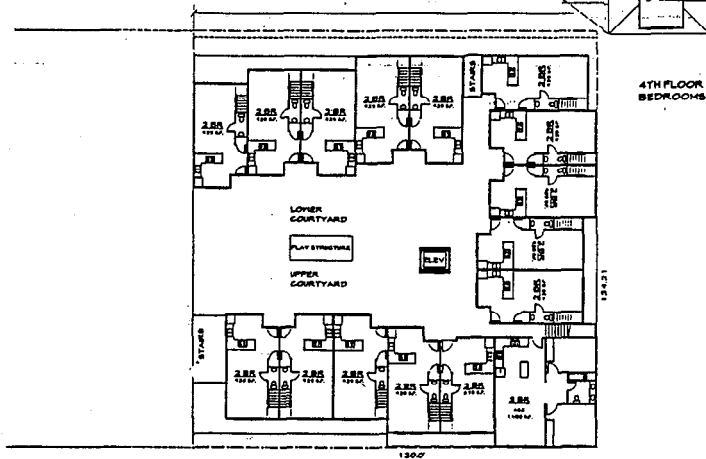
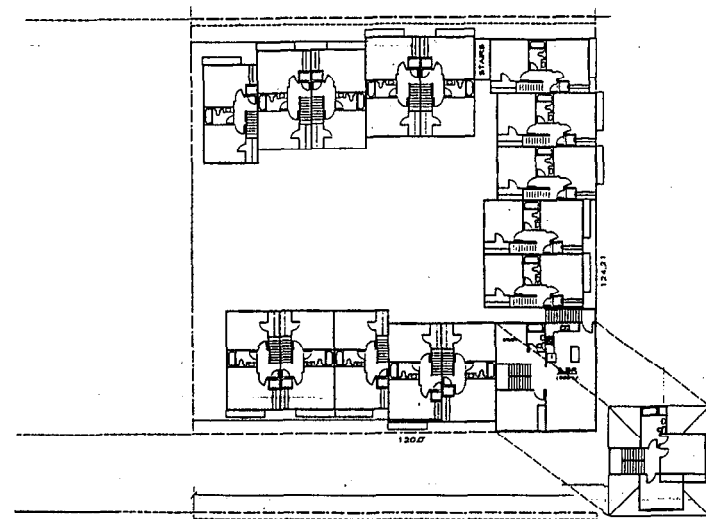
### Proposed improvements

- 1 Millennium park on Longfellow Creek
- 2 Proposed mini-park landscape
- 3 Proposed mini-park picnic shelter
- 4 Proposed mini-park playground
- 5 Proposed mini-park recreational courts
- 6 Relocated pea patch gardens
- 7 Puget Boulevard Trail
- 8 Common parking/plaza improvement
- 9 Possible branch library or other civic site
- 10 Delridge Way median/streetscape
- 11 Delridge Way intersection improvements

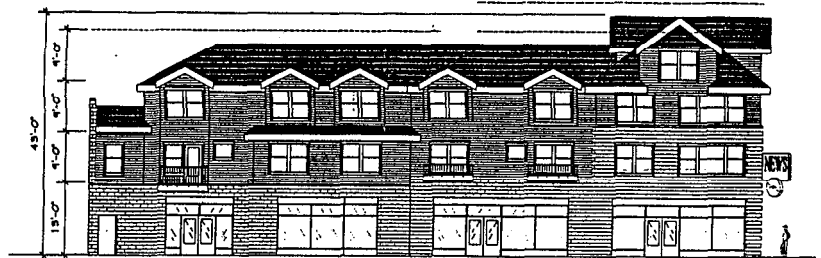
## Central Node - detail Delridge Way @ Brandon

- 1 Brandon St streetscape improvements
- 2 Brandon hillclimb/park project
- 3 Clustered townhouses over parking
- 4 Private townhouse walkways/spaces
- 5 Public trail extensions
- 6 Dedicated open space conservancy





DELRIIDGE WAY SW



DELRIIDGE (EAST ELEVATION)  
SCALE 3/16" = 1'-0"



DECK ELEVATION (EAST ELEVATION)  
SCALE 3/16" = 1'-0"

## Brandon Mixed Use Project

Delridge Neighborhood Development Association (DNDA)



## The South Node

The South node is located between SW Orchard and Webster Streets including Kmart and the Webster Retention Basin. Improve this neighborhood anchor to serve as an “international village center” providing goods, services, entertainment, and transit services to surrounding West Seattle neighborhoods.

### Key Recommendations

#### Traffic and Transportation:

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##### Transit Improvements:

- Sylvan Way Transit Transfer Station - convert Sylvan Way to a transit-only access and transfer station between Orchard Street and Delridge Way and reconfigure routes 20, 50, 85, and 128 to improve community access to Kmart, facilitate easy transfer between routes, and create a public commons for the community.
- Consider a Park-n-Ride lot within Kmart's property.
- Sylvan Way, Webster, and Myrtle Street bus stops - correct the drainage/flooding problems at the bus stops on Delridge Way at Sylvan Way and at Myrtle Street.
- Sunrise Heights/SW Community Center, etc. – study and develop alternatives for an additional bus route through Sunrise Heights using SW Holden St or SW Thistle St.

##### Roadway improvements:

- Sylvan Way - expand the pavement and shoulders, and construct a sidewalk, segregated bike lane and drainage improvements along Sylvan Way to improve roadway operating conditions and pedestrian access to the facilities in the node.

##### Install/modify traffic signals to allow:

- 24<sup>th</sup> Ave/Delridge Way/Sylvan Way/Webster St - with property owner participation, study and resolve the traffic/pedestrian conflicts at the perimeter of Kmart. Consider transit improvement, automobile access to Kmart, pedestrian safety and connecting the pedestrian trail along Longfellow Creek from access points north and south of Kmart.

##### Construct turn lanes:

- Left-turn only - onto Holden Street westbound from Delridge Way.

##### Other actions:

- Myrtle Street crosswalk - move the crosswalk to the north side of Myrtle to control turning conflicts

#### Land Use and Zoning:

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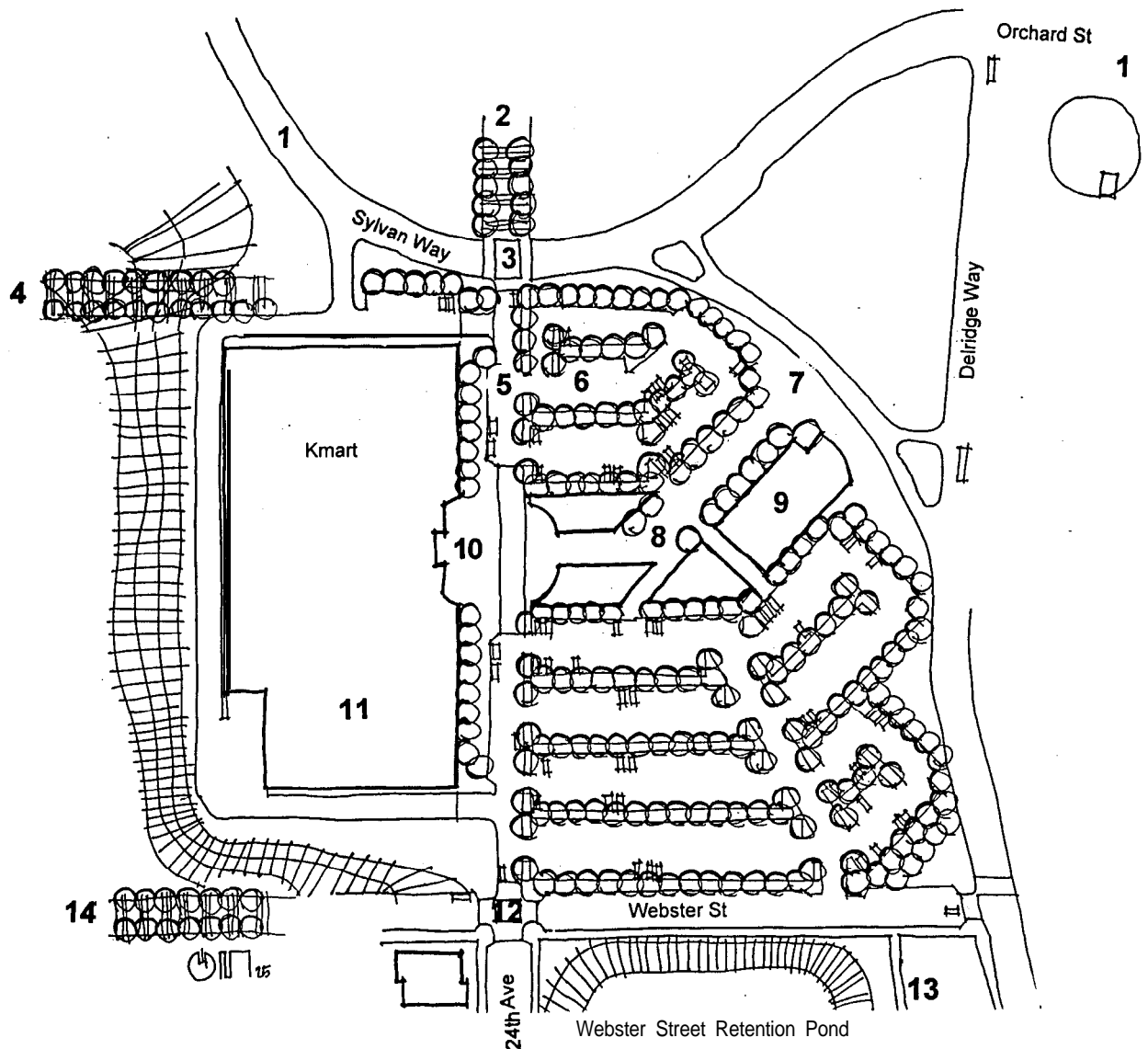
- Reduce height allowances within the node from 65 to 40 feet to control impacts on adjacent residential properties.

# South Node

## Delridge Way @ Sylvan

### Proposed improvements

- 1 Delridge gateway improvements
- 2 24th Ave hillclimb/park project
- 3 24th Ave pedestrian crossing
- 4 Othello St hillclimb/park project
- 5 Kmart access roadway improvements
- 6 Kmart parking lot improvements
- 7 Transit-only access w/transfer center
- 8 Public commons and plaza
- 9 Additional retail buildings
- 10 New entry to Kmart
- 11 New grocery/entertainment uses
- 12 24th Ave pedestrian improvements
- 13 Millennium trail around storm retention
- 14 Webster Street hillclimb/park project



- With property owner and neighborhood participation, study various methods including alternative zoning, to mitigate the development impacts of the “sandpits” property northwest of Kmart, to ensure the environmental safety of surrounding properties, to ensure that future development is consistent with surrounding character, and to minimize traffic impacts on surrounding residential areas.

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#### **Community Design and Amenities:**

- Redevelop a portion of the parking lot between Kmart and the Transit Transfer Station into a public commons (“Kmart Commons”) and plaza area with special paving, artwork, street trees, and furnishings with facilities for street vendors, farmers’ market, and other special occasions.
- Extend curbs, expand sidewalks, improve crosswalks, install furnishings, street trees, signage, and artworks along Sylvan Way west of 24th Avenue and Orchard Street to define an entry into the neighborhood.
- Develop a hillclimb and park improvement to improve pedestrian access and visual amenity at:
  - 24th Avenue - in the unopened right-of-way north of Sylvan Way,
  - Othello Street - in the westbound right-of-way, and
  - Webster Street - in the unopened west bound right-of-way.
- Extend curbing, sidewalks, install furnishings and artworks to create a gateway to the Kmart node at the 24th Avenue/Webster Street crosswalk.

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#### **Redevelopment Opportunities:**

- Within the Kmart parking lot install medians, curbing, sidewalks, street trees, and landscaping to improve parking/pedestrian activities and visual amenities.
- Develop additional retail buildings on the Kmart Commons adjacent to the Transit Transfer Station to provide conveniences and services for neighborhood residents and transit riders.
- Build a new entry and storefront facade on the Kmart building to reflect the site’s enhanced visual and activity potentials.
- Recruit new grocery and/or entertainment activities to occupy the vacant space in the Kmart building and provide desired services for neighborhood residents.
- If a West Seattle Police Precinct is located at Kmart, the immediate community should be involved in the design discussions, and allow for design features consistent with the ideas outlined above.
- Support the City of Seattle’s redevelopment of the Webster Drainage Basin with improved trail access to Longfellow Creek, interpretive signage, and native plant restoration.
- Promote development of mixed income housing in accordance with the Hope VI plan at High Point.